

CITY OF WINCHESTER  
COMMON COUNCIL  
MEETING MINUTES  
MONDAY, MARCH 5, 2012

Pledge of Allegiance – Mayor Croyle  
Prayer – Mayor Croyle

Regular meeting @ 6:30 p.m.  
Council Chambers / City Hall / 113 E. Washington St.

Mayor Croyle called the meeting to order and presided over the meeting. Clerk-Treasurer, Vicki Haney, recorded the minutes.

The Clerk's roll call showed five City Council Members present.

Precinct 1	Councilor Larry Preston
Precinct 2	Councilor Tom Sells
Precinct 3	Councilor Santiago (Jim) Nunez Jr.
Precinct 4	Councilor Jason Allen
At Large	Councilor Todd Schroeder

Additional Officials Present:

Meeks Cockerill, City Attorney; Frank Lowrance, Street Department Superintendent; Bill Yost, Fire Chief; and Kathy Bond, Parks Department Superintendent.

Citizens Present:

Chris Peacock, Jana Piersall, Leesa Friend, Tom Armstrong, Gail Croyle, and Tim Yost

Media Present:

Bill Richmond (News Gazette)

Approval of the Minutes:

Councilor Sells moved to approve the minutes of the February 20, 2012. Councilor Schroeder seconded. Motion passed 5-0.

Councilor Allen

Mayor Croyle stated this is Councilor Allen's last Common Council Meeting. In appreciation for his service to the City of Winchester Mayor Croyle presented Councilor Allen with a plaque.

UNFINISHED BUSINESS

Ordinance No. 2012-2

Ordinance No. 2012-2 was presented by Superintendent Bond and was entitled, "AN ORDINANCE AMENDING SALARIES OF APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF WINCHESTER, RANDOLPH COUNTY, INDIANA AND APPOINTED OFFICERS OF THE CITY OF WINCHESTER, RANDOLPH COUNTY, INDIANA FOR THE YEAR BEGINNING JANUARY 1, 2012." Clerk-Treasurer Haney amended the

salary ordinance to add the position of Assistant Superintendent of Parks. Councilor Allen asked if this position will reduce the amount of compensation hours that are accumulated. Mayor Croyle believes it will reduce compensation time earned.

Councilor Schroeder moved to have the third and final reading of Ordinance No. 2012-2 by title only. Councilor Sells seconded. Motion passed 5-0. Third and final reading complete. Councilor Schroeder moved to approve the third and final reading of Ordinance No. 2012-2. Councilor Sells seconded. Motion passed 5-0. Thus it becomes Ordinance No. 2012-2.

#### Amanda Drive

Mayor Croyle stated Amanda Drive is not up to City Street specifications. The owners of the road should construct the road as to the specifications of the City before the City will take ownership of it. Councilor Nunez stated the road is deteriorating. Mayor Croyle will contact the owners of the property and inform them of that at the minimum an overlay needs to be put on the road. The City can bore the road to determine what is under the asphalt. Councilor Allen asked if the property owner could pay for the boring to determine what is under the asphalt. Mayor Croyle stated the boring is to protect the City. An estimate will be obtained for the boring. Councilor Allen is concerned that if the street is not brought up to specifications soon the City's equipment will continue to be damaged when plowing and picking up the residents trash. Mayor Croyle will meet with the property owners to find a solution. Councilor Nunez stated the road may need to be bored in more than one place because some weak spots can be determined.

#### Green Tipping Ordinance

Mayor Croyle presented an Ordinance Regulating the Disposal Of Organic Waste. The ordinance requires a Commercial Contractor who desires to deposit organic waste at the City of Winchester's facilities shall pay a fee of Five Hundred Dollars (\$500.00) per year. The fee will affect five to seven contractors who dump green waste at the Street Department. All contractors are currently required to be licensed by Randolph County to work within the county. Councilor Allen wants to make the prices fair for large and small contractors. For contractors to be required to obtain a green tipping permit they must be registered with Randolph County. Some contractors have stated that they would be willing to pay One Thousand Dollars (\$1,000.00) to be able to dump the green waste at the Street Department. Five Hundred Dollars (\$500.00) may not be sufficient to charge contractors because of the equipment costs incurred by the City. Grass clippings could be a different price than tree trimmings because of the deterioration to the equipment. Councilor Nunez is concerned that the contractor is going to pass the cost on to the person who is hiring the contractor. Councilor Nunez stated Five Hundred Dollars (\$500.00) is a good starting point. Mr. Tim Yost stated forty knives for the tub grinder are ordered each year at a cost of One Thousand Three Hundred Dollars (\$1,300.00). Other items that need to be purchased for the grinding were discussed. Councilor Allen stated the costs of dumpsters also need to be considered because contractors use the dumpsters for construction waste. Mayor Croyle asked the Council Members to review the ordinance and if necessary amend the ordinance. Clerk-Treasurer Haney asked what contractors would do with their compost if the City did not offer the green waste dumping site. The waste would have to be taken to Randolph Farms where it would be sold to a mulch contractor. Most cities do not have a location for dumping green waste; consequently citizens and

contractors have to find somewhere else to dump the green waste. Councilor Schroeder stated if the City charged One Thousand Dollars (\$1,000.00) per year it comes to Eighty Three Dollars and Thirty Four Cents (\$83.34) per month which is not very expensive for a place to dump green waste. The definition of a commercial contractor in the ordinance may need to be amended.

#### Fountain Park Cemetery

Councilor Preston reported the Fountain Park Cemetery Board will meet next week. The location for the columbarium is staked off. A grant for the columbarium has been submitted.

#### Clean Communities Challenge

Mayor Croyle met with the Indiana Department of Environmental Management (IDEM) to discuss the Clean Communities Challenge project. IDEM toured several of the City sites and projects were proposed. An action plan needs to be developed and returned to IDEM for approval. One of the projects would be making all of the City properties zero waste facilities.

#### Service Club Signs

Councilor Nunez reported the town of Ridgeville, Indiana has a nice welcome sign located at the entrance to the town. The sign was made by Advance Signs in Muncie, Indiana. The cost was approximately One Thousand Dollars (\$1,000.00) per sign. Future Signs Sales and Graphics LLC, in Winchester submitted a quote to the Winchester Rotary Club for an aluminum welcome in November 2011. The cost exceeded Two Thousand Dollars (\$2,000.00) per sign. The sign would last approximately 10 years. The sign with the club logos on the west side of Winchester needs to be replaced. The sign is located within the City's right of way. The sign could be removed because the brick welcome sign is located on the west side of the City. Most cities have these signs to recognize the the clubs and service organizations that are present in the city. Councilor Nunez suggested taking the top off the sign to approve the appearance of the sign. The Street Department should be able to remove the top of the sign. The City should contact the clubs and service organizations to see if they would like to replace the signs.

#### Blighted Properties

A quote was presented from Anderson Air Management, for the removal of asbestos from the City owned property located at 122 W. Fourth Street. The amount of the quote is One Thousand Four Hundred Dollars (\$1,400.00). The lift from Burton's cannot be used because it is being used at another location. Anderson Air Management might be able to rent the City a lift. The expenses for demolishing the property will be approximately Seven Thousand Dollars (\$7,000.00).

#### Downtown Façade Restoration

Councilor Allen asked if the substantial completion date has been determined for the Downtown Façade Project. Mayor Croyle stated that no date has been determined; hopefully it will be before May.

#### Gateway Project and Wayfinding Signs Project

The Wayfinding Signs Project will be amalgamated into the Gateway Project. The engineer for the project has not been selected.

#### Safe Routes to School

A wage hearing for the Safe Routes to School project will be held on March 22, 2012. Mayor Croyle would like for the construction phase of the project to begin in the fall. New sidewalks will be installed because of the water main project on the west side of Residence Street from Short Street to Fifth Street; and Oak Street from the alley between Short Street and Beech Street to Fourth Street. Mayor Croyle stated the water company will not be replacing all of the sidewalks on Residence Street. The reason being not all of the sidewalks would need to be removed for the project. The expenses for the replacement of the sidewalks could be dispersed from the Sidewalk Rehabilitation Fund. The City's goal of becoming a walkable city would be closer to being achievable.

#### **NEW BUSINESS**

#### Halderman Farm Management Service, Inc.

Chris Peacock, Halderman Farm Management Area Representative, was present to discuss the City Farm Review for 2011. Mr. Peacock distributed copies of the City Farm Review for 2011. The crop was wet and it was also planted seven weeks later than normal. The corn that was planted yielded 136 bushels per acre; the soybeans that were planted yielded 51.92 bushels per acre. The weather conditions benefited the harvest. The farm income was very good for 2011. The flex lease benefited the City last year. The farm received a base cash rent of Twenty Four Thousand One Hundred Ninety Seven Dollars and Sixty Cents (\$24,197.60) plus a flex payment of Seventeen Thousand Six Hundred Twelve Dollars and Fifteen Cents (\$17,612.15) (average of \$101.90 per acre broken out to \$106.57 per acre on soybeans and \$94.14 per acre for corn). The 2012 base rent for the farm will increase to One Hundred Eighty Dollars (\$180.00) per acre. The City is in the average range for the cash rent price and yields. If the City wants to advertise for bids for planting of the City Farm, the current tenant would need to be notified by December 1, 2012 or the tenant would also be allowed to rent it for 2013. The current tenant must be notified 90 days prior to March 1, 2013. The rock pile at the farm may be buried. Culy Construction submitted a bid for this in the amount of Five Hundred Dollars (\$500.00). Councilor Preston asked if the rock pile is buried would the tenant be able to farm over it. Mr. Peacock stated whoever would rent the farm would be able to farm over it. The rocks would need to be buried at least three feet deep. Councilor Preston moved to have the rock pile buried. Councilor Nunez seconded. Motion passed 5-0.

#### Area Planning Commission of Randolph County

Councilor Preston stated the TIF consolidation was approved unanimously. Jeff Wilson made a request to rezone a used car lot north of Winchester. No recommendation was made about the rezoning.

#### Golf Carts and Scooters

Councilor Nunez stated additional golf carts and mopeds will be traveling on certain City streets this year because of gas prices. An article in the newspaper would be helpful to communicate the rules for golf

carts and scooters. A Street that is a State Highway or that has a speed limit of 30 miles per hour or greater is not accessible to golf carts. The golf cart may cross the street, but cannot drive on the street.

#### Clerk-Treasurer's Report

Clerk-Treasurer Haney has completed the annual 2011 Debt Management Report. The report can be found on the Department of Local Government and Finance website and is also linked to the City's webpage.

#### 2013 Budgets

Several of the departments have started planning their 2013 budgets. Council discussed scheduling a budget planning workshop sometime in April. Randolph County Council will need to review the 2013 budget forty five days before the City Council adopts the 2013 budget. Budget workshops can be held following the regular Council Meetings or a specific time and date may be scheduled. Councilor Allen suggested reviewing each budget to compare how much was budgeted and how much was expensed so modifications can be made for the following year. The budgeted line items need to be adjusted to what is being expensed.

Mayor Croyle stated he is constantly seeking different ways to generate revenues which would aid in balancing the budgets.

#### Announcements

The Board of Public Works and Safety will conduct a regular meeting on Tuesday, March 6, 2012 at 8:00 am at City Hall.

The Annual Meeting for Winchester Main Street will be held on Wednesday, March 7, 2012 at 12:00 noon at the Towne Square Cinema.

The Winchester Redevelopment Commission will conduct a regular meeting on Thursday, March 8, 2012 at 5:00 pm at City Hall.

#### Mayor's Report

A Job Fair planning meeting will be held on Thursday, March 8, 2012 at the Winchester Area Chamber of Commerce Office. The Winchester Area Chamber of Commerce is sponsoring the event. This will be the second annual job fair.

Tomasco Indiana LLC will host a job fair at the Winchester Speedway, on March 17, 2012.

A wage benefit survey will be held on Thursday, March 8, 2012 from 11:30 am to 1:30 pm. at the Towne Square Business Center, 125 W. Franklin Street.

#### Adjournment

There being no further matters to discuss, Councilor Schroeder moved to adjourn. Councilor Sells seconded. Motion passed 5-0. The March 5, 2012 meeting was adjourned at 7:45 pm.

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Mayor, Steve Croyle

ATTEST: \_\_\_\_\_  
Clerk-Treasurer, Vicki Haney